

IN RE: PETITION FOR SPECIAL HEARING

S/S Eddlynn Road, 115' E  
centerline of Ranch Road  
12th Election District  
4th Councilmanic District  
(7813 Eddlynn Road)

Laura A. & Joseph W. Luckert  
Petitioners

\*  
\*  
\*  
\*  
\*  
\*

BEFORE THE

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

CASE NO. 02-280-SPH

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing filed by the legal owners of the subject property, Laura and Joseph Luckert. The Petitioners are requesting a special hearing to permit the existence of a detached accessory structure (garage) to be located on a lot without a principal dwelling.

Appearing at the hearing on behalf of the special hearing request were Mr. and Mrs. Luckert, owners of the property. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this special hearing request, consists of 1.17 acres, more or less, zoned D.R.5.5. The subject property is depicted on the site plan as containing 3 separate lots of record. However, all of the parcels are contiguous to one another and make up one property. The Petitioners reside in the existing dwelling known as 7813 Eddlynn Road. The garage that services their home is situated on what is depicted as Parcel A on the site plan. However, as far as the Luckert's are concerned, they consider all of this property to be one property. Therefore, they question the need for this special hearing relief.

It should be noted that no one appeared in opposition to the Petitioners' request. In fact, several of the surrounding residents submitted a written statement indicating their support for the Petitioners. Testimony further revealed that the property owners have greatly improved the subject property which has been a benefit to the entire neighborhood. After considering this

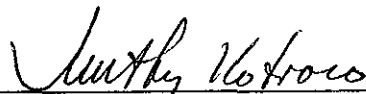
3/12/02  
J.R. Gannon

request, I find that the special hearing shall be granted in order to allow the garage to be situated on Parcel A. It is clear that practical difficulty or unreasonable hardship would result if the special hearing were not granted. It has been established that the requirements from which the Petitioners seek relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety or general welfare, and meets the spirit and intent of the Baltimore County Zoning Regulations.

Pursuant to the advertisement, posting of the property and public hearing held on the Petition and for the reasons given above, I believe that the special hearing request should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 12<sup>th</sup> day of March, 2002, that the Special Hearing Request to permit the existence of a detached accessory structure (garage) to be located on a lot without a principal dwelling, be and is hereby APPROVED.

IT IS FURTHER ORDERED, that any appeal of this decision must be made within thirty (30) days of the date of this Order.

  
TIMOTHY M. KOTROCO  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

TMK:raj



Baltimore County  
Zoning Commissioner

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386  
Fax: 410-887-3468

March 12, 2002

Mr. & Mrs. Joseph W. Luckert  
7813 Eddlynch Road  
Baltimore, Maryland 21222

Re: Petition for Special Hearing  
Case No. 02-280-SPH  
Property: 7813 Eddlynch Road

Dear Mr. & Mrs. Luckert:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Special Hearing has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco  
Deputy Zoning Commissioner

TMK:raj  
Enclosure

c: David Emenick  
7925 St. Bridget Lane  
Baltimore, MD 21222

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



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on Recycled Paper

**EXHIBIT "A"**

**BEGINNING FOR THE SAME** at the center line of an 18 foot wide road, known as Eddlynch Drive, said point also being at the beginning of the fourth or South 19 degrees West 162 foot line of a parcel of land which, by deed dated December 4, 1987, and recorded among the Land Records of Baltimore County in Liber SM 7764, folio 313, was conveyed by Robert B. Long and Rose M. Long, his wife to Alva Hoopengardner and Nadine Hoopengardner, his wife, thence leaving said road and running with and binding on said fourth line and an extension therefrom;

1. South 19 degrees 00 minutes 00 seconds West 340.07 feet to an iron bar set thence,
2. South 71 degrees 00 minutes 00 seconds East 102.80 feet to an iron bar set, at a point on the second or North 19 degrees East 630 foot line of the aforesaid parcel of land, thence running with and binding on a part of said second line;
3. North 19 degrees 00 minutes 00 seconds East 178.93 feet to an iron bar set, thence for new lines of division;
4. North 71 degrees 30 minutes 00 seconds West 82.85 feet to an iron bar set, thence
5. North 19 degrees 00 minutes 00 seconds East 162.00 feet to a point in the center of the aforesaid road, thence running with said road
6. North 71 degrees 30 minutes 00 seconds West 20.00 feet to a point of beginning.

Containing 0.495 acres of land, more or less. Also known as Lot 2 as shown on a Plat of Subdivision of the Hoopengardner Property, as recorded among the Land Records of Baltimore County in Liber 8137, folio 681.

Subject to the right of access for Parcel "A" as shown on the Plat of Subdivision of Hoopengardner Property, recorded among the Land Records of Baltimore County in Liber SM No. 8137, folio 677, cross hatched on the Plat thereof which is attached hereto and made a part hereof.

*Item #280*

**BALTIMORE COUNTY, MARYLAND**  
**OFFICE OF BUDGET & FINANCE**  
**MISCELLANEOUS RECEIPT**

No. **06768**

DATE 01/4/02 ACCOUNT 001 006 6150  
AMOUNT \$ 50<sup>00</sup>

RECEIVED  
FROM: \_\_\_\_\_

FOR: Spk - # 02-280-SPM

**DISTRIBUTION**

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**PAID RECEIPT**

PAYMENT	ACTUAL	TIME
1/07/2002	1/04/2002	09:51:44
RE: US05	CASHIER KCAS KNC	DRAPER 7
RECEIPT # 241687		OFLH
Dept. 5 528 ZONING VERIFICATION		
CR NO. 006768		

Recpt Tot	50.00
.00 CK	100.00 CA
	50.00- CG

Baltimore County, Maryland

**CASHIER'S VALIDATION**

**NOTICE OF ZONING  
HEARING**

The Zoning Commissioner, of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-280-SPH -  
7813 Eddlynnh Road  
S/S Eddlynnh Road, 115' E  
centerline Ranch Road  
12th Election District  
4th Councilmanic District  
Legal Owner(s): Joseph &  
Laura Luckert

**Special Hearing:** to permit the existence of a detached accessory structure (garage) to be located on a lot without a principal dwelling.

**Hearing: Friday, March 8, 2002 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.**

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

2/229 Feb. 21 C521600

# CERTIFICATE OF PUBLICATION

2/21/2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/21/2002.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

# CERTIFICATE OF POSTING

RE: Case No.: 02-280-SPH

Petitioner/Developer: JOSEPH L

LAURA LUCKETT

Date of Hearing/Closing: 3/8/02

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at 7813 EDDYNSH ROAD

The sign(s) were posted on 2/17/02  
(Month, Day, Year)

Sincerely,

[Signature] 2/17/02  
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

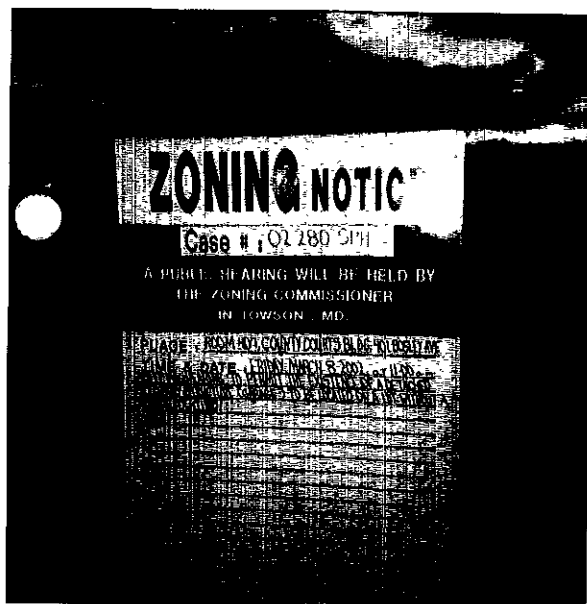
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



# DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

## ZONING REVIEW

### ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

---

#### For Newspaper Advertising:

Item Number or Case Number: # 02-280-SPH  
Petitioner: JOSEPH + LAURA LOCKERT  
Address or Location: 7813 EDDLYNCH RD BALTIMORE, MD 21222

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOSEPH + LAURA LOCKERT  
Address: 7813 EDDLYNCH RD  
BALTIMORE, MD 21222  
Telephone Number: 410-282-0273



TO: PATUXENT PUBLISHING COMPANY  
Thursday, February 21, 2002 Issue – Jeffersonian

Please forward billing to:  
Joseph & Laura Luckert  
7813 Eddlynch Road  
Baltimore MD 21222

410 282-0273

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## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-280-SPH  
7813 Eddlynch Road  
S/S Eddlynch Road, 115' E centerline Ranch Road  
12<sup>th</sup> Election District – 4<sup>th</sup> Councilmanic District  
Legal Owners: Joseph & Laura Luckert

Special Hearing to permit the existence of a detached accessory structure (garage) to be located on a lot without a principal dwelling.

HEARING: Friday, March 8, 2002 at 11:00 a.m. in Room 407, County Courts Building,  
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDZ  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County  
Department of Permits and  
Development Management

Director's Office  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
410-887-3353  
Fax: 410-887-5708

January 31, 2002

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-280-SPH  
7813 Eddlynch Road  
S/S Eddlynch Road, 115' E centerline Ranch Road  
12<sup>th</sup> Election District – 4<sup>th</sup> Councilmanic District  
Legal Owners: Joseph & Laura Luckert

Special Hearing to permit the existence of a detached accessory structure (garage) to be located on a lot without a principal dwelling.

HEARING: Friday, March 8, 2002 at 11:00 a.m. in Room 407, County Courts Building,  
401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon G.D.Z.  
Director

C: Laura & Joseph Luckert, 7813 Eddlynch Road, Baltimore 21222  
David Emenick, 7925 St. Bridget Lane, Baltimore 21222

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, FEBRUARY 21, 2002.**  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
[pdmlandacq@co.ba.md.us](mailto:pdmlandacq@co.ba.md.us)

March 1, 2002

Laura A & Joseph W Luckert  
7813 Eddlynn Road  
Baltimore MD 21222

Dear Mr. & Mrs. Luckert:

RE: Case Number: 02-280-SPH, 7813 Eddlynn Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 4, 2002.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: David Emenick, 7925 St. Bridget Lane, Baltimore 21222  
People's Counsel


Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Department of Permits & Development  
Management

**DATE:** February 28, 2002

**FROM:**  Robert W. Bowling, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
for February 4, 2002  
Item Nos. 263, 264, 265, 267, 268, 269,  
270, 271, 272, 273, 274, 275, 276, 278,  
279, 280, 281, 282, 283, 284, 285, 286,  
287, 288, 290 and 292

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:cab

cc: File



Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4880

January 31, 2002

Department of Permits and  
Development Management (PDM)  
County Office Building, Room 111  
Mail Stop #1105  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF January 28, 2002

Item No.: See Below

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

263, 267, 268, 270, 271, 273, 274, 275, 276, 278, 279, (280), 282,  
283, 284, 287, 289, 290,

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office  
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



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on Recycled Paper

LD  
3/8

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon  
FROM: Todd Taylor  
DATE: March 1, 2002

Zoning Advisory Committee Meeting of January 28, 2002

SUBJECT: NO COMMENTS for the FOLLOWING ZONING ITEMS:

263 - 265, 268, 271, 272, 275 - 277, 279 - 281, 283, 284, 286, 287, 290 - 292

Agricultural Preservation is still reviewing Zoning Items: 270, 273, 278, and 288.

318

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Department of Permits and  
Development Management

**DATE:** February 14, 2002

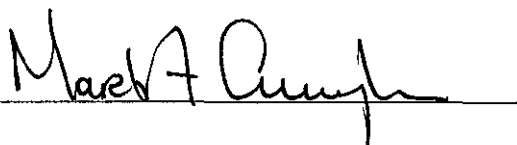
**FROM:** Arnold F. 'Pat' Keller, III  
Director, Office of Planning

FEB 14

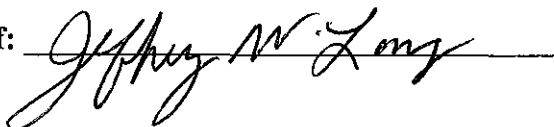
**SUBJECT:** Zoning Advisory Petition(s): Case(s) 02-280

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:



Section Chief:



AFK/JL:MAC



**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor

John D. Porcari  
Secretary

Parker F. Williams  
Administrator

Date: 1.29.02

Mr. George Zahner  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 280

RDD

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Kenneth A. McDonald Jr., Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



RE: PETITION FOR SPECIAL HEARING  
7813 Eddlynn Road, S/S Eddlynn Rd,  
115' E of c/l Ranch Rd  
12th Election District, 4th Councilmanic

Legal Owner: Joseph W. & Laura A. Luckert  
Petitioner(s)

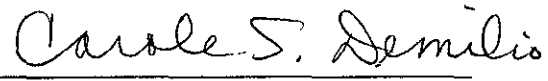
\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case No. 02-280-SPH

\* \* \* \* \*

**ENTRY OF APPEARANCE**

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 30<sup>th</sup> day of January, 2002 a copy of the foregoing Entry of Appearance was mailed to David Emerick, 7925 St. Bridget Lane, Baltimore, MD 21222, representative for Petitioners.

  
PETER MAX ZIMMERMAN

BALTIMORE COUNTY MARYLAND  
INTER-OFFICE CORRESPONDENCE

DATE: February 1, 2002

TO: W. Carl Richards, Jr.  
Zoning Review Supervisor

FROM: Rick Wisnom, Chief  
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 280  
Legal Owner/Petitioner: Joseph & Laura Luckert  
Contract Purchaser: N/A  
Property Address: 7813 Eddlynch Rd.  
Location Description: S/side Eddlynch Rd., 115 ft. E. of center line  
Ranch Rd.

VIOLATION INFORMATION: Case No. 01-7994  
Defendants: Joseph & Laura Luckert

Please be advised that the aforementioned petition is the subject of an active violation case.  
When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

NAME	ADDRESS
------	---------

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

- |                          |     |   |
|--------------------------|-----|---|
| X                        | 1.  | Complaint letter/memo/email/fax (if applicable)   |
| X                        | 2.  | Complaint Intake Form/Code Enforcement Officer's report and notes   |
| <input type="checkbox"/> | 3.  | State Tax Assessment printout   |
| <input type="checkbox"/> | 4.  | State Tax Parcel Map (if applicable)  |
| <input type="checkbox"/> | 5.  | MVA Registration printout (if applicable)   |
| <input type="checkbox"/> | 6.  | Deed (if applicable)  |
| <input type="checkbox"/> | 7.  | Lease-Residential or Commercial (if applicable)   |
| <input type="checkbox"/> | 8.  | Photographs including dates taken   |
| X                        | 9.  | Correction Notice/Code Violation Notice   |
| <input type="checkbox"/> | 10. | Citation and Proof of Service (if applicable)   |
| <input type="checkbox"/> | 11. | Certified Mail Receipt (if applicable)  |
| <input type="checkbox"/> | 12. | Final Order of the Code Official/Hearing Officer (if applicable)  |
| <input type="checkbox"/> | 13. | Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable)   |
| <input type="checkbox"/> | 14. | Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable). |

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/ee

C: Code Enforcement Officer

MAILED  
2-4



Baltimore County  
Department of Permits and  
Development Management

Code Inspections and Enforcement  
County Office Building  
111 West Chesapeake Avenue  
Towson, MD 21204

Code Enforcement: 410-887-3351  
Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620  
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No. <b>01-7994</b>	Property No.	Zoning:
-------------------------------------	--------------	---------

Name(s): **JOSEPH LUCKETT**

Address: **7813 EDDLYNCH RD**

Violation Location: **SAME**

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

- ① FAILURE TO OBTAIN Bldg Permit for Garage under const.
  - ② Obtain permit within 5 working days
  - ③ OK to finish putting shingles on! This OK contingent on getting valid permit otherwise NO CONTINUANCE.
- No fine if permit is obtained in allotted time.

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

On or Before:	Date Issued:
---------------	--------------

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name
------------

INSPECTOR:

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN:

Not Later Than: <b>1-4-02</b>	Date Issued: <b>12-27-01</b>
----------------------------------	---------------------------------

INSPECTOR: **Carol Ecker**

AGENCY

**CODE ENFORCEMENT REPORT**

DATE: 12/27/01 INTAKE BY: \_\_\_\_\_ CASE #: 01-7994 INSPEC: \_\_\_\_\_

COMPLAINT LOCATION: 7813 EDDLYNCH RD

ZIP CODE: 21822 DIST: 15  
12

COMPLAINANT NAME: ANONYMOUS PHONE #: (H) \_\_\_\_\_ (W) \_\_\_\_\_

ADDRESS: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

PROBLEM: GARAGE BEING BUILT TOO HIGH + NO PERMIT

IS THIS A RENTAL UNIT? YES \_\_\_\_\_ NO \_\_\_\_\_  
IF YES, IS THIS SECTION 8? YES \_\_\_\_\_ NO \_\_\_\_\_

OWNER/TENANT INFORMATION: JOSEPH LUCKERT

TAX ACCOUNT #: 107 IN COMPUTER. ZONING: \_\_\_\_\_

INSPECTION: 12-27-01, Visited site, wrote SWO for garage being built w/o permit, R/c 1-3-02 Encl. Enc.

REINSPECTION: \_\_\_\_\_

REINSPECTION: \_\_\_\_\_

REINSPECTION: \_\_\_\_\_

December 31, 2001

To Whom It May Concern:

This is to certify that David Emerick has the power of attorney in regards to all matter concerning the building of a garage for Joseph and Laura Luckert residing at 7813 Eddlynch Road Baltimore, MD 21222.

Joseph Luckert

Laura Luckert

Joseph & Laura Luckert  
Laura Luckert

This 31 day of Dec. in the year  
of 2001.

Nancy H. Cudnick

My commission expires on 9/14/04.

Item #280

Joseph and Laura Luckert  
7813 Eddlyn Road  
Baltimore, MD 21222

To Whom It May Concern:

This is to state that I being a neighbor of Joe and Laura Luckert residing at 7813 Eddlynch Road am aware of the building structure that has been erected on their property. I have no problems with the structure of the building, since they are doing it to eliminate 3 old sheds that measured approximately the same as what the 2 car garage will measure, making the appearance of the property, as well as, the view from our properties more tolerable.

Full Name

Address

Signature

Tami Christou 7814 Eddlynch Rd. Tami Christou

GENE LEBRON 7811 EDDLYNCH RD G/LB

LINDA SERGI 7809 EDDLYNCH RD (Linda Sergi)

Anthony SERGI Jr. 7809 EDDLYNCH RD (Anthony of Sergio)

Ref Ex #2

Item #280

# PLAT TO ACCOMPANY PETITION FOR ZONING ☐ VARIANCE ☒ SPECIAL HEARING

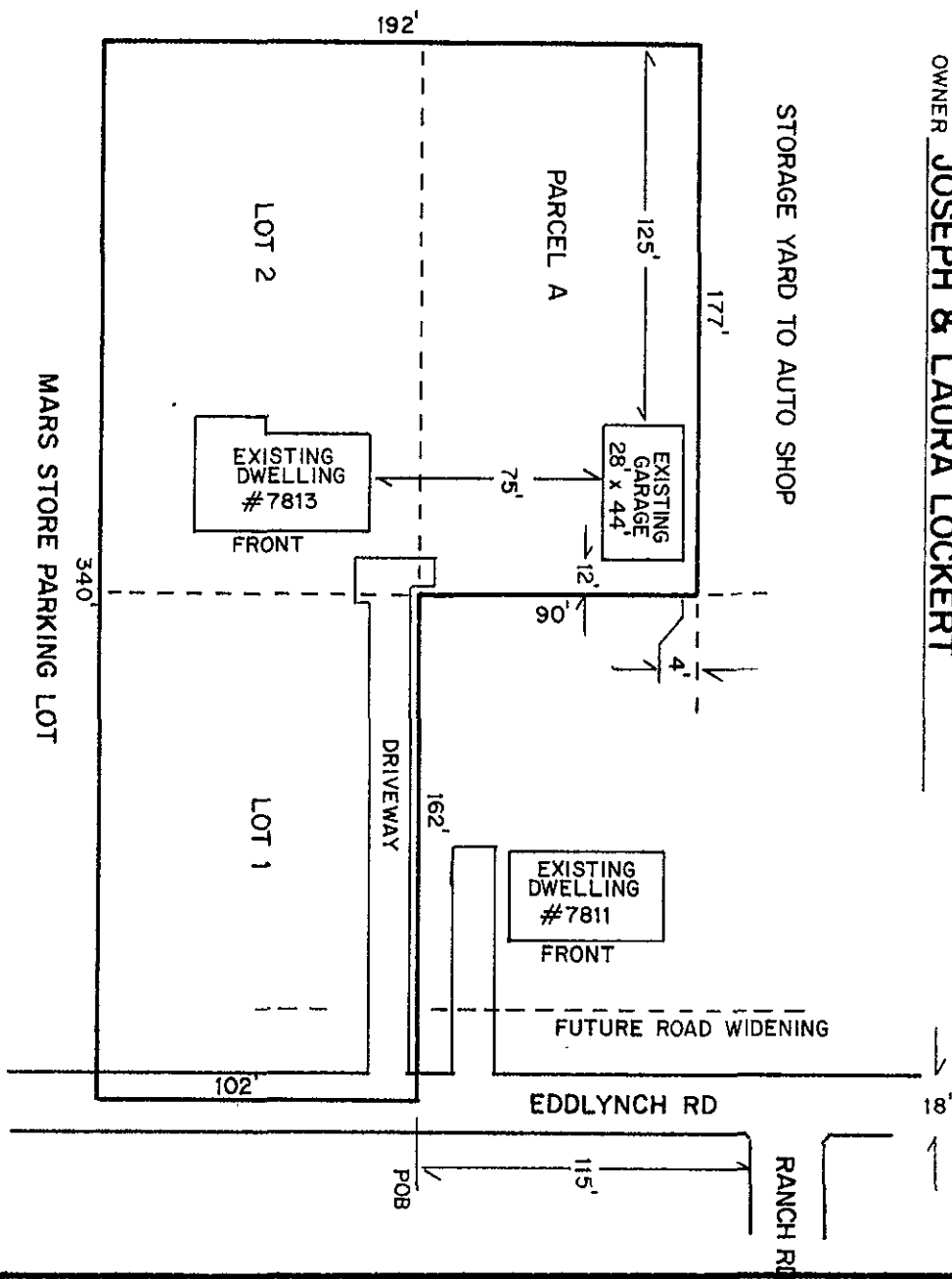
PROPERTY ADDRESS 7813 EDDLYNCH RD

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME N/A

PLAT BOOK #        FOLIO #        LOT #        SECTION #       

OWNER JOSEPH & LAURA LOCKERT

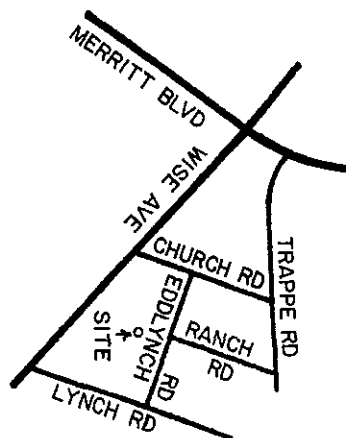


NORTH

PREPARED BY R D DUVAL

SCALE OF DRAWING: 1" = 60'

*Plot Ex #1*



VICINITY MAP  
SCALE: 1" = 1000'

## LOCATION INFORMATION

ELECTION DISTRICT 12th

COUNCILMANIC DISTRICT 4th

1" = 200' SCALE MAP # SE 3F

ZONING D.R. 5.5

LOT SIZE 1.17 ACRES 50,700 SQUARE FEET

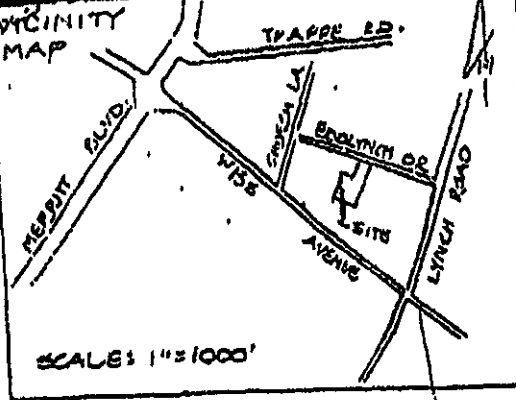
SEWER ☒ PUBLIC ☐ PRIVATE  
WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO  
100 YEAR FLOOD PLAIN ☐ ☒  
HISTORIC PROPERTY / BUILDING ☐ ☒  
PRIOR ZONING HEARING #89-159-SPHXA

ZONING OFFICE USE ONLY  
REVIEWED BY ITEM # CASE #


*RJD* 280 02-280-SPH

VICINITY  
MAP //



SCALE: 1"=1000'

## SITE DATA

[illegible]

dentist area  
of access for  
Panel 1 over  
Foot 2

FLAT OF SUBDIVISION  
HOOPENGARDNER PROPERTY  
12<sup>th</sup> ELECTION DISTRICT  
BALTIMORE COUNTY, MD.



APPROVED FOR DEPARTMENT  
OF ENVIRONMENTAL PROTECTION  
AND RESOURCE MANAGEMENT

## Azimuth Consultants

120 Cockeysville Road, Suite 103  
Hunt Valley, MD 21031

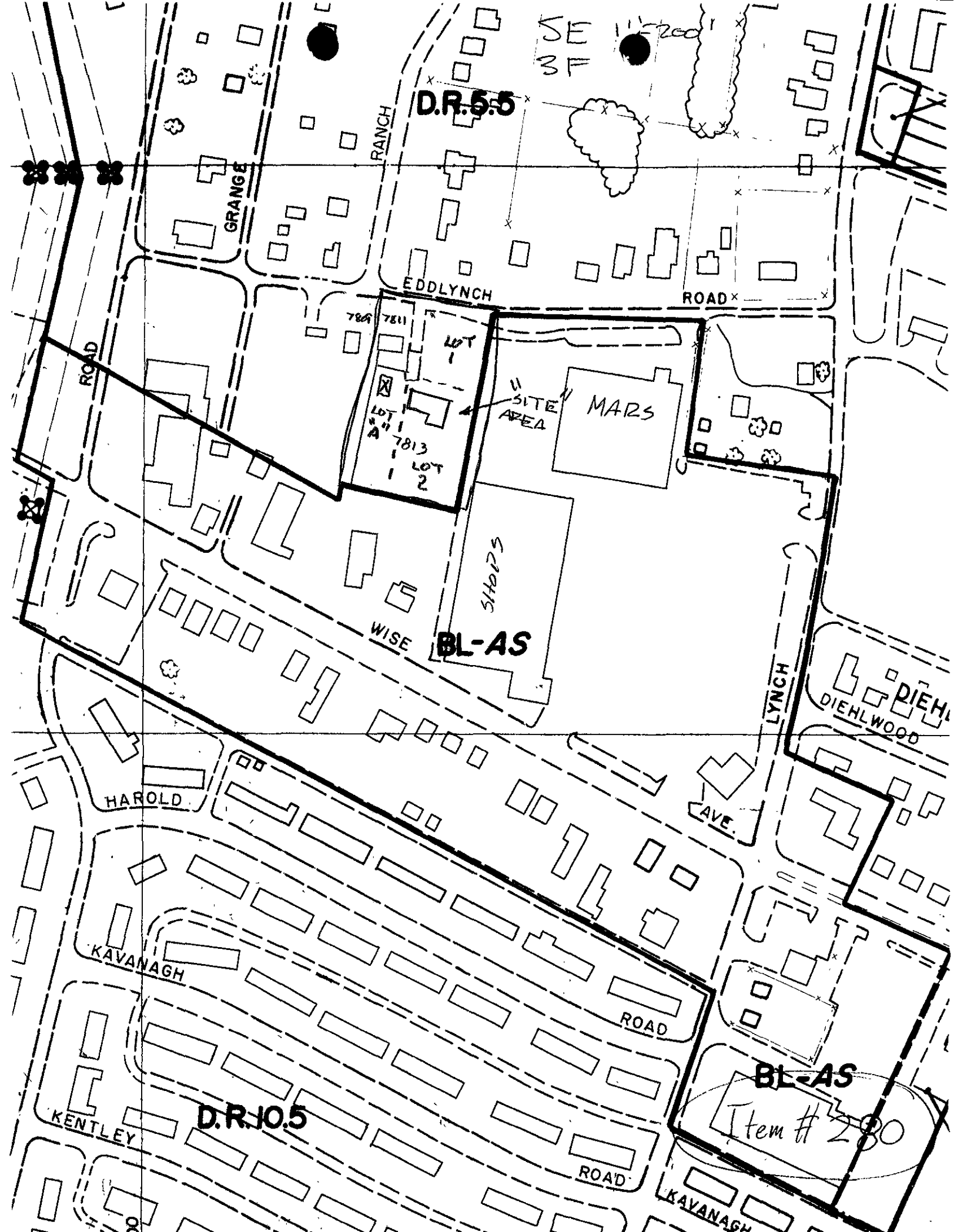
Robert W. Slusky, 3-15-41  
Director, Dept. of Justice

Scale: 1" = 60'

Date: 5-13-89

Item #280





D.R. 5-5

SE  
3F

200

GRANGE

RANCH

EDDY LYNCH

ROAD

ROAD

7809 7811  
LOT 1  
LOT A  
7813  
LOT 2

SITE AREA

MARS

WISSE

WISE

BL-AS

LYNCH

DIEHLWOOD

HAROLD

AVE.

KAVANAGH

ROAD

BL-AS

Item # 280

D.R. 10-5

KENTLEY

ROAD

KAVANAGH



- ① VIEW FROM EDDLYNNH RD TO FRONT OF GARAGE & HOME 7813 EDDLYNNH RD, THE PICTURES WILL BE GOING TO THE NIB OF EDDLYNNH RD TO SHOW VIEW OF GARAGE,

Item #280



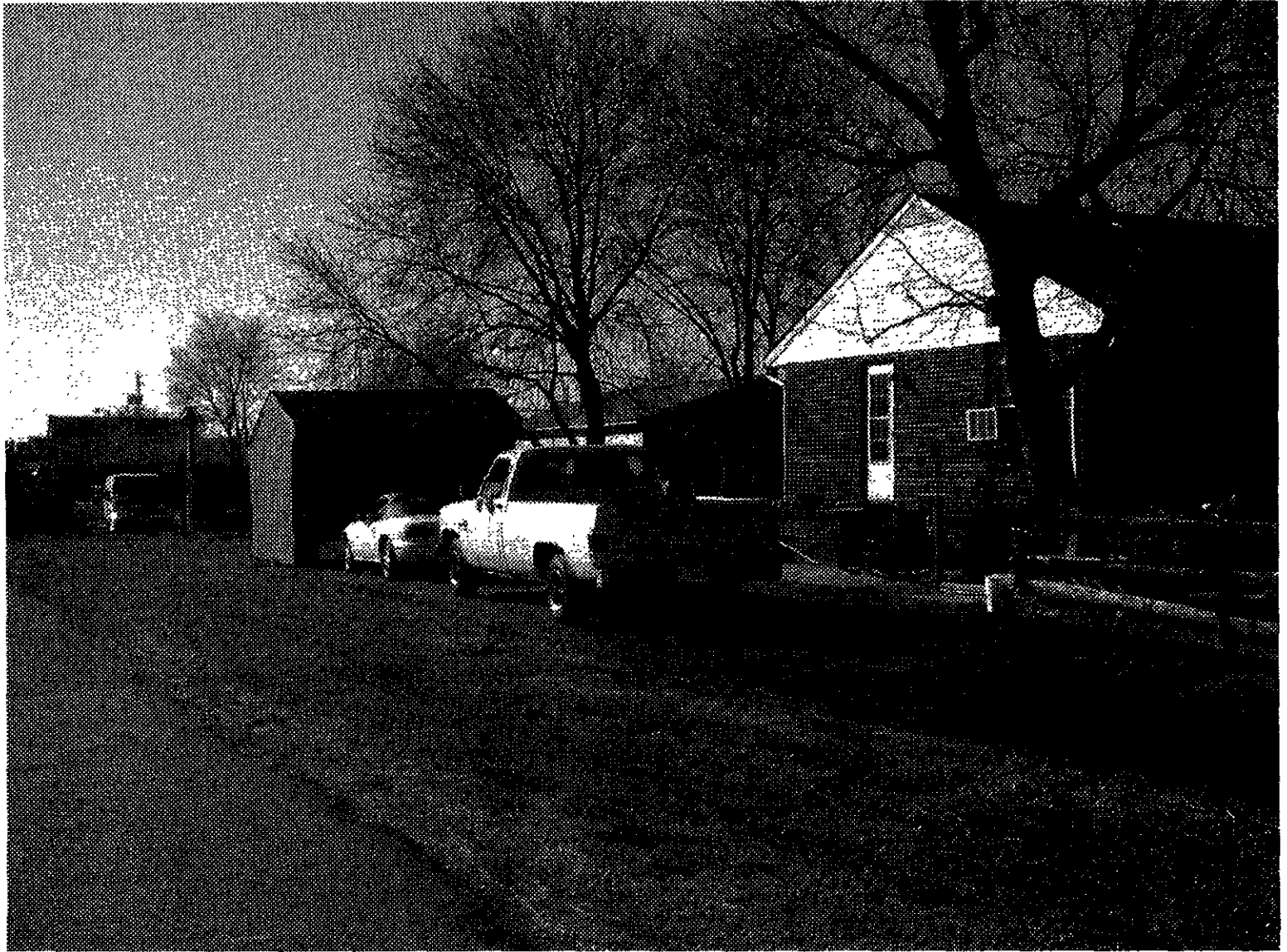
② FRONT VIEW MOVING N/B ON EDDLYNCH RD

Item #280



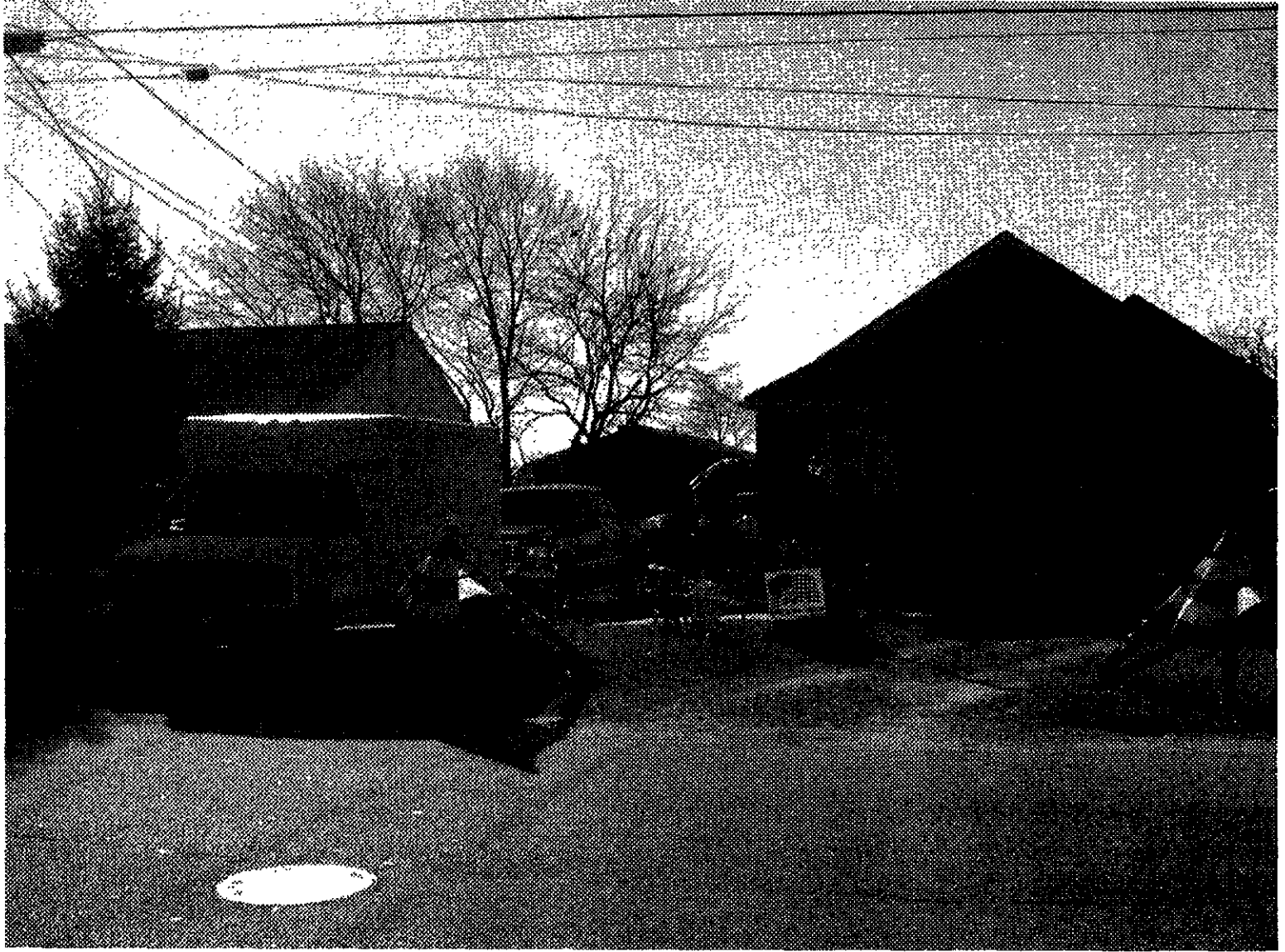
③ GOING N/B EDDY LN RD FRONT VIEW

Item #280



④ FRONT VIEW FROM EDDLYNCH LOOKING  
FROM ROADWAY PAST NEIGHBORS HOME  
AT GARAGE

Item # 280



⑤ GOING NIB ~~EDDLY~~ ~~ACH~~ ~~TD~~ LOOKING  
BETWEEN TWO HOMES,

Item #280





6

Item #280



⑦ Gounce N/B EDDLYNCH RD

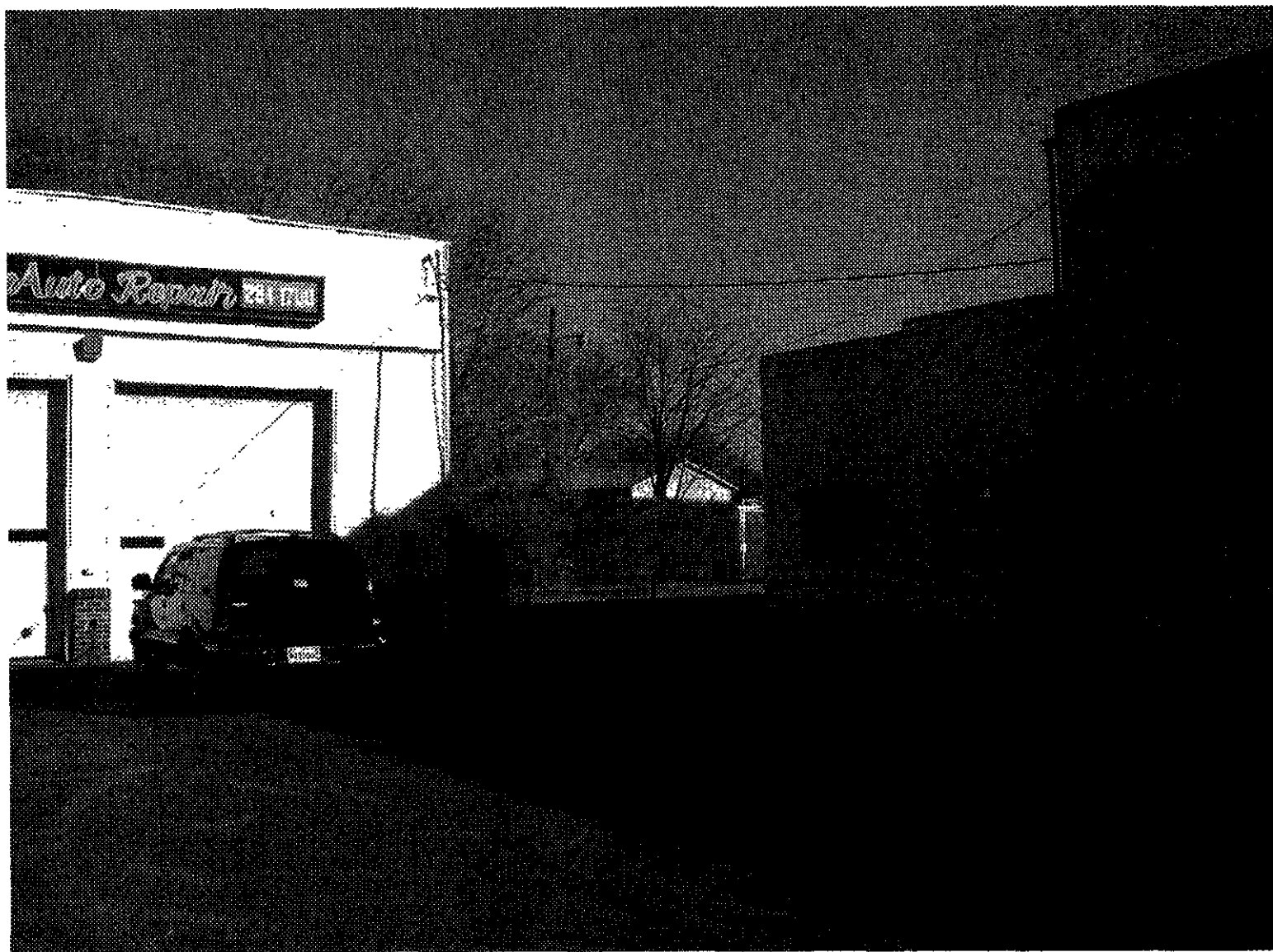
Item # 280





⑧ GOING N/B ~~EDDLYNCH~~ RD LOOKING THROUGH  
EMPTY LOT

Item #280



⑨ ON WISE AVE MOVING S/B LOOKING  
THROUGH COMMERCIAL LOT THAT ARE  
BEHIND 7813 EDDY LN RD

Item #280



(10)

Item #280



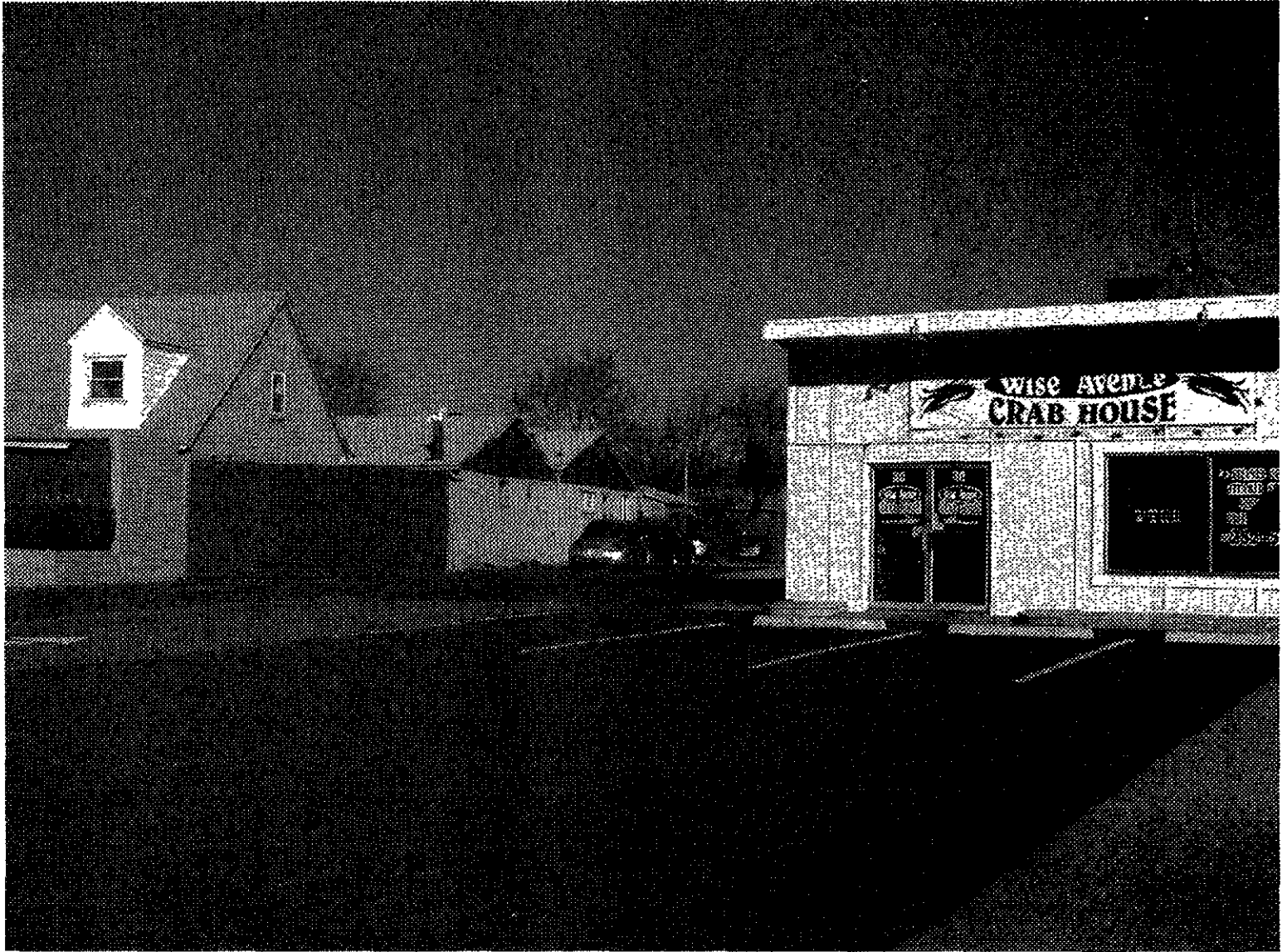
⑪ GOING S/B WISE AVE

Item #280



⑫ GOING S/B WISE AVE

Item #280



⑬ GOING S/B WISE AVE,

Item #280





(14) Going S/B WISE AVE,

Item #280



(15)

Item #280





① MARS SHOPPING CENTER SOUTH SIDE  
OF 7813 EDDYLYNCH RD BACK PARKING LOT  
OF MARS STORE LOADING AREA,

Item #280